(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

January 06, 2026 – 5:00 PM

Effingham County Administrative Complex
Meeting Chambers
804 South Laurel Street, Springfield GA 31329

The Georgia Conflict of Interest in Zoning Action Statue (O.C.G.A. §§ 36-67A-1 et seq.) requires disclosure of certain campaign contributions made by applicants for rezoning actions and by opponents of rezoning application. A rezoning applicant or opponent of a rezoning application must disclose contributions or gifts which in aggregate total $250.00 or more if made within the last two years to a current member of Effingham County Planning Board, Board of Commissioners, or other Effingham County official who will consider the application. The campaign contribution disclosure requirement applies to an opponent of a rezoning application who publishes his or her opposition by appearance before the Planning Board or Board of Commissioners or by any other oral or written communication to a member or members of the Planning Board or Board of Commissioners. Disclosure must be reported to the Board of Commissioners by applicants within ten (10) days after the rezoning application is filed and by opponents at least five (5) days prior to the first hearing by the Planning Board. Any person knowing failing to comply with these requirements shall be guilty of a misdemeanor.

"Individuals with disabilities who require special needs to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities should contact the County Clerk at 912-754-2123 promptly to afford the County time to create reasonable accommodations for those persons."

****PLEASE TURN OFF YOUR CELL PHONE**

Agenda

Watch us live on our YouTube page:

https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk3OUQ

I. **Call to Order-** ***5:02 PM***

II. **Roll Call –** *Rahn/Floyd/Burdette/Deloach/Helmly/Kieffer*

III. **Invocation –** *offered by Pastor Nick Pumfrey, Sheriff Chaplain & Clyo Methodist Church*

IV. **Pledge to the American Flag –** *led by Commissioner Helmly*

V. **Election of Vice Chairperson –** *Elected Commissioner Kieffer*

VI. **Agenda Approval** - Consideration of a resolution to approve the agenda *(approved w/ Postponement of New Business# 3 to the 1/20/2026 commission meeting)*

VII. **Minutes**

1. Consideration to approve the December 16, 2025 regular meeting minutes *(approved as read)*

VIII. **Public Comments** - Comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak.

IX. **Correspondence** - The agenda packet for this meeting is posted on the county's website. Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board

X. **Unfinished Business -** Contains items held from a previous agenda.

1. **[2025-592 Site Plan]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by Anthony Parker as agent for MS2 Farms LLC for a **Site Plan** for "**Parkway Logistics Phase 1**" located of Effingham Parkway **Map # 415 Parcel # 30** in the **Second District** *(Postponed, 12/16/2025)*

XI. New Business

1. **[2026-001 Proposal]** *Lauren Shuman* ***(Approved)***

   Consideration to approve a Proposal from Thomas & Hutton for Construction Engineering Inspection Support

2. **[2026-002 Plat/Deed/Agreement]** *Pamela Melser* ***(Approved)***

   Consideration to approve a Final Plat, Warranty Deed, and Infrastructure Agreement for **"Brunson Station Phase 1A"** located on Noel C Conaway Road as submitted by **Stanley Martin Homes - Roger Hunt Map # 418 Parcel # 2E** in the **Second District**

3. **[2026-003 Deed]** *Kimberly Barlett* ***(POSTPONED to, 1/20/2026 @ agenda approval)***

   Consideration to approve a Warranty Deed for the dedication of roads, water, sewer, and drainage in **New Haven Phase 2** located on Hodgeville Road to Effingham County **Map# 416 Parcel# 20F** in the **Second District**

4. **[2026-004 Preliminary Plat]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by Neil McKenzie as agent for Clayton Properties Group, Inc. for a **Preliminary Plat** for "**Lonadine Phase 5"**located on GA Hwy 119 S **Map # 344 Parcel# 26A** in the **Third District**

5. **[2026-005 Preliminary Plat]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by Neil McKenzie as agent for Clayton Properties Group, Inc. for a **Preliminary Plat** for "**Lonadine Phase 6 & 7"**located on GA Hwy 119 S **Map# 344 Parcel# 26A** in the **Third District**

6. **[2026-006 Site Plan]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by Maupin Engineering as agent for Sav Parkway Properties, LLC for a **Site Plan** for **"Kicklighter Commercial"** located on Old Augusta Road S **Map # 466C Parcel # 1C04** in the **Fifth District**

7. **[2026-007 Proposal]** *Sarah Mausolf* ***(POSTPONED to, 1/20/2026)***

   Consideration to approve a Proposal with AccuSourceHR for comprehensive pre-employment background checks and to implement its remote, proctored 10-panel oral-fluid drug testing for pre-employment, post-incident and random drug screening

8. **[2026-008 Resolution]** *Mark Barnes* ***(Approved)***

   Consideration to approve Resolution# 026-001 to amend the 2026 Fiscal Year Budget

XII. Reports from Commissioners & Administrative Staff – ***S. Johnson/T. Callanan/F. Floyd/R. Burdette/D. Rahn/J. Deloach/B. Helmly/P. Kieffer***

XIII. Executive Session - Discussion of Personnel, Property and Pending Litigation – **7:51 pm**

XIV. Executive Session Minutes – Consideration to approve the December 16, 2025 executive session minutes ***(approved as read)***

XV. Planning Board - 6:00 pm

1. **[2026-009 Public Hearing]** *Jennifer Rose* ***(Approved)***

   Consideration to approve an application by **Catherine Kirkland** for a **conditional use** to allow for an **Agritourism Business** in AR-1. Located at 5560 Old Dixie Highway South. **Map # 263 Parcel # 32A** in the **Third District**

2. **[2026-010 Second Reading]** ***(Approved, 2nd Reading)***

   Consideration to approve the Second Reading an application by **Catherine Kirkland** for a **conditional use** to allow for an **Agritourism Business** in AR-1. Located at 5560 Old Dixie Highway South. **Map # 263 Parcel # 32A** in the **Third District**

3. **[2026-011 Public Hearing]** *Jennifer Rose* ***(Approved w/ stipulations)***

   Planning Board recommends **approving** an application by **Neil McKenzie** as agent for **BACA Properties, LLC**, to **rezone** +/- 21.73 acres from **AR-1 to B-3 and HI (Heavy Industrial)** to allow for permitted uses in B-3 and HI. Located at 2388 US Highway 80. **Map # 354 Parcel # 28 & 29** in the **First District**

4. **[2026-012 Second Reading]** ***POSTPONED to 1/20/2026 due to added stipulations***

   Consideration to approve the Second Reading of an application by **Neil McKenzie** as agent for **BACA Properties, LLC**, to **rezone** +/- 21.73 acres from **AR-1 to B-3 and HI (Heavy Industrial)** to allow for permitted uses in B-3 and HI. Located at 2388 US Highway 80. **Map # 354 Parcel # 28 & 29** in the **First District**

5. **[2026-013 Public Hearing]** *Jennifer Rose* ***(Approved)***

   Planning Board recommends **approving** an application by **Clarence Wilson** to **rezone** +/- 5.81 acres from **AR-1 to AR-3** to allow for permitted uses in AR-3. Located at 459 Zettler Loop. **Map # 417B Parcel #27 & 28** in the **Second District**

6. **[2026-014 Second Reading]** ***(Approved, 2nd Reading)***

   Consideration to approve the Second Reading of an application by **Clarence Wilson** to **rezone** +/- 5.81 acres from **AR-1 to AR-3** to allow for permitted uses in AR-3. Located at 459 Zettler Loop. **Map # 417B Parcel #27 & 28** in the **Second District**

7. **[2026-015 Public Hearing]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by **Eric Henry** for a **variance** from Section 3.21.1, to allow for the occupation of an RV/Camper during the construction of a home in AR-2, located at 2819 Sand Hill Road **Map # 301C Parcel # 2** in the **First District**

8. **[2026-016 Second Reading]** ***(Approved, 2nd Reading)***

   Consideration to approve the Second Reading for an application by **Eric Henry** for a **variance** from Section 3.21.1, to allow for the occupation of an RV/Camper during the construction of a home in AR-2, located at 2819 Sand Hill Road **Map # 301C Parcel # 2** in the **First District**

9. **[2026-017 Public Hearing]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by **Effingham County as agent for Ronnie Morgan** for a **variance** from Section 5.1.1, to allow for modification of the building setbacks on non-conforming lots in AR-1, located at 205 Melrose Place. **Map # 465H Parcel # 47B** in the **Second District**

10. **[2026-018 Second Reading]** ***(Approved 2nd Reading)***

    Consideration to approve the second reading of an application by **Effingham County** as agent for **Ronnie Morgan** for a **variance** from Section 5.1.1, to allow for modification of the building setbacks on non-conforming lots in AR-1, located at 205 Melrose Place **Map # 465H Parcel # 47B** in the **Second District**

XVI. Adjournment- 8:21 pm